

Great American Title Agency

Recording Requested by
Great American Title Agency, Inc.

AFTER RECORDING MAIL TO:
Robyn Epps

4024 E. Glencove St

Mesa, AZ 85205

ESCROW NO. 00452888-018- REO

APN# 304-62-057

This area reserved for County Recorder

Special Warranty Deed

For the consideration of Ten Dollars, and other valuable considerations, I or we,

Bank of America, National Association

do/does hereby convey to

Robyn Epps, A married woman, as her sole and separate property

the following real property situated in **Maricopa** County, Arizona:

Lot 38, ELLSWORTH SUBURBAN MIN-FARMS, according to Book 144 of Maps,
Page 11 records of Maricopa County, Arizona and Certificates of Correction recorded in
Book 150 of Maps, Page 1, records of Maricopa County, Arizona.

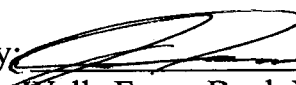
SUBJECT TO all taxes and other assessments, reservations in patents and all easements,
rights-of-way, covenants, encumbrances, liens, conditions, restrictions, obligations and
liabilities as may appear of record.

And the Grantor hereby binds itself and its successors to warrant and defend the title, as
against all acts of the Grantor herein and no other, subject to the matters above set forth.

Dated this **April 12, 2010**

GRANTOR(S):

Bank of America, National Association

By:  **JOSH FOREMAN**
Its Vice President Loan Documentation
for Wells Fargo Bank NA as its attorney in fact
for Bank of America, National Association

STATE OF IL
COUNTY OF Polk

This instrument was acknowledged before me
} ss this 12 day of April, 2010
By: John Foreman Its: VP for
Wells Fargo Bank NA as its attorney in fact for
Bank of America, National Association

Erin Fishel
Notary Public in and for said State
My commission will expire 03/31/2013

